



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

AGENDA

MAY 29, 2019

1:30 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

Anthony Grumbine, *Chair*
Steve Hausz, *Vice Chair*
Michael Drury
Wendy Edmunds
Ed Lenvik
Bill Mahan
Wayne Nemec
Robert Ooley
Julio J. Veyna

ADVISORY MEMBER: Dr. Michael Glassow

CITY COUNCIL LIAISON: Jason Dominguez

PLANNING COMMISSION LIAISON: Sheila Lodge

STAFF:

Tava Ostrenger, Assistant City Attorney
Irma Unzueta, Design Review Supervisor
Nicole Hernandez, Urban Historian
Pilar Plummer, Planning Technician
Heidi Reidel, Commission Secretary

NOTE TO APPLICANTS: Applicants are urged to access the Design Review Submittal Quick Reference Guide available at SantaBarbaraCA.gov/PlanningHandouts to view the *required* and suggested submittal items for each review level of a project.

PUBLIC HEARING PROCEDURE: The following review steps explain the sequence that all projects must undergo during a public hearing: 1. Introduction by the Chair; 2. Staff Comments (optional); 3. Applicant Presentation; 4. Public Comment (if any); 5. Questions from the Board/Commission; 6. Comments from the Board/Commission; 7. Board/Commission Action; and 8. Board/Commission Discussion.

PUBLIC COMMENT: The public is invited to comment on any item on the agenda. The Chair will announce when public testimony can be given for each item. Speaker slips are available by the door and should be handed to staff before the agenda item begins. Due to time constraints, individual comments are typically limited to two minutes. Written comments are also welcome. Mail to HLC Secretary, P.O. Box 1990, Santa Barbara, CA 93102-1990 or email to HLCSecretary@SantaBarbaraCA.gov. Please note that the HLC may not have time to consider written comments received after 10 a.m. on the day of the meeting.

AGENDAS, MINUTES, REPORTS, & PUBLIC RECORD WRITINGS: Documents relating to agenda items are available for review in the Community Development Department at 630 Garden Street, and agendas, minutes, and reports are also posted online at SantaBarbaraCA.gov/HLC. Materials related to an item on this agenda submitted to the HLC after distribution of the agenda packet are available for public inspection in the Community Development Department at 630 Garden Street during normal business hours. Letters received and reports that are a public record and relate to an agenda item are also available for public inspection at the meeting.

PLANS & ADDITIONAL INFORMATION: If you have any questions or wish to review the plans, contact Pilar Plummer, HLC Planning Technician, at (805) 564-5470, ext. 2687 or email PPlummer@SantaBarbaraCA.gov.

You may also contact City Planning staff at (805) 564-5578 for questions on case status or visit the Planning & Zoning counter at 630 Garden Street to review the most current plans proposed and other project documents. Office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday (see SantaBarbaraCA.gov/Calendar for closure dates).

AMERICANS WITH DISABILITIES ACT: If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, contact the HLC Secretary at (805) 564-5470, ext. 4572. If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized

NOTE: Agenda schedule is subject to change as cancellations occur.

services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.

TELEVISION COVERAGE: This meeting will be broadcast live on City TV-Channel 18 and online at SantaBarbaraCA.gov/CityTV2. See SantaBarbaraCA.gov/CityTVProgramGuide for a rebroadcast schedule. An archived video of this meeting will be available at SantaBarbaraCA.gov/HLCVideos.

APPEALS: Decisions of the HLC may be appealed to the City Council. For further information on appeals, contact the Planning Division staff or the City Clerk's office. Appeals must be in writing and must be filed with the City Clerk at City Hall, 735 Anacapa Street within 10 calendar days of the meeting at which the Commission took action or rendered its decision.

STATE POLITICAL REFORM ACT SOLE PROPRIETOR ADVISORY: State law, in certain circumstances, allows an architect, engineer, or a person in a related profession who is a "sole practitioner" to make informational presentation of drawings or submissions of an architectural, engineering, or similar nature to the same Board on which he or she is seated, if the practitioner does not advocate for the project. Full details regarding this exception are posted at the back of the David Gebhard Public Meeting Room and are available at the Community Development Department, 630 Garden Street.

LICENSING ADVISORY: The Business and Professions Code of the State of California and the Municipal Code of the City of Santa Barbara restrict preparation of plans for certain project types to licensed professionals. See HLC Guidelines 2.1.2A and 3.1.2C for specific information.

NOTICE: On Friday, May 24, 2019 this Agenda was posted on the outdoor bulletin board at the Community Development Department, 630 Garden Street and online at SantaBarbaraCA.gov/HLC.

PLEASE BE ADVISED

The following advisories are generally also contained in the City's Historic Landmarks Commission General Design Guidelines and Meeting Procedures ([HLC Guidelines](#)). The specific HLC Guideline number is listed after each advisory. Applicants are encouraged to review the full version of the HLC Guidelines.

- The approximate time the project will be reviewed is listed to the left of each item. It is suggested that applicants arrive 15 minutes early. The agenda schedule is subject to change as cancellations occur. Staff will attempt to notify applicants of time changes. (3.2.2)
- The applicant's presence is required. If an applicant is not present, the item will be postponed indefinitely. If an applicant cancels or postpones an item without providing advance notice, the item will be postponed indefinitely and will not be placed on the following HLC agenda. (3.2.4)
- Substitution of plans is not allowed. If plans differing from the submittal sets are brought to the meeting, motions for Project Design Approval or Final Approval will be contingent upon staff review for code compliance. (3.2.4)
- Concept review comments are generally valid for one year. Per SMBC 22.22.180, a Project Design Approval is valid for three years from the date of the approval unless a time extension has been granted or a building permit has been issued. Projects with a valid land use approval will also automatically extend the Project Design Approval expiration date. (3.2.9) An HLC approval does not constitute a Zoning clearance or a Building and Safety Permit.
- CEQA Guidelines §15183 Exemptions (Projects Consistent with General Plan). Under this California Environmental Quality Act (CEQA) Guidelines section, projects with new development (new nonresidential square footage or new residential units) qualify for an exemption from further environmental review documents if (1) they are consistent with the General Plan development density evaluated in the 2011 General Plan Program Environmental Impact Report, and (2) any potentially significant project-specific impacts are addressed through existing development standards. Section 15183 exemptions are determined by staff based on a preliminary environmental review process. A decision-maker CEQA finding is required for a Section 15183 exemption. City Council General Plan environmental findings remain applicable for the project.

NOTICE OF CASE NUMBER FORMAT CHANGE

The City has recently updated permit tracking software necessitating a change to the case number prefix from "MST" to "PLN."

GENERAL BUSINESS**A. Public Comment.**

Any member of the public may address the Commission for up to two minutes on any subject within its jurisdiction that is not scheduled on this agenda for a public discussion.

B. Approval of the minutes of the Historic Landmarks Commission meeting of **May 15, 2019.****C. Approval of the Consent Calendar of **May 29, 2019**.****D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals.****E. Subcommittee Reports.****(1:50PM) MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION****1. 30 WEST ARRELLAGA ST**

Assessor's Parcel Number: 027-181-013

Owner: Kruger-Bensen-Ziemer

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on June 26, 2019 to consider a recommendation to City Council for City Landmark designation of the Nelson Medical Building designed by noted architect Lulah Maria Riggs in the mid-century modern style located at 30 West Arrellaga Street.)

(1:55PM) MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**2. 1126 SANTA BARBARA ST**

Assessor's Parcel Number: 029-162-040

Owner: Storke/Schauer LTD
CO Michael Towbes

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on June 26, 2019 to consider a recommendation to City Council for City Landmark designation of the Schauer Printing Building designed by noted architects Edwards and Plunkett in the Spanish Colonial Revival style located at 1126 Santa Barbara Street.)

(2:00PM) DISCUSSION ITEM**3. TINY LIBRARIES ON STATE ST**

Staff: Sarah York Rubin, Santa Barbara Office of Arts & Culture

(The City of Santa Barbara in partnership with the County will present information on a Tiny Libraries on State public art sculpture exhibition planned for temporary installation on six of the designated sculpture pads in Downtown Santa Barbara. The Tiny Library sculptures will be designed in the shape of the following punctuation marks: ?, !, #, &, %, i, and installed on State Street from June/July - September 2019. The primary artist is Douglas Lochner, DBA Flexible Logic, Inc. Additional producing partners include the City Arts Advisory Committee, Santa Barbara Public Library, Downtown Organization, Santa Barbara Public Library Foundation, Santa Barbara Beautiful and Santa Barbara Education Foundation. Curatorial partners include the Santa Barbara Museum of Art, Museum of Contemporary Art Santa Barbara, Santa Barbara City College, Santa Barbara County Arts Commission and UCSB.)

(2:20PM) CONTINUED ITEM: CONCEPT REVIEW**4. 226-232 E ANAPAMU ST, 1117 & 1121 GARDEN ST, 223 E FIGUEROA ST UNITS G & H**

Assessor's Parcel Number: 029-162-006, 007, 008, 009, 010, 012, 020, 021

Zone: O-R

Application Number: PLN2017-00092

Owner: Barranca Enterprises, Inc.

Architect: DesignARC

(Project site contains twin Queen Anne Free Classic style homes constructed in 1905 that are on the City's List of Potential Historic Resources as they are eligible to be designated as Structures of Merit. Proposal for a new mixed-use apartment/commercial structure using the Average Unit-Size Density Incentive Program. The project includes a voluntary lot merger of eight parcels (APNs 029-162-006, 029-162-007, 029-162-008, 029-162-009, 029-162-010, 029-162-012, 029-162-020, 029-162-021). The proposal includes demolishing all existing improvements, except the twin Queen Anne Free Classic style homes, which will be relocated to the Garden Street frontage, and constructing a new four-story mixed-use building. The unit mix will be 24 one-bedroom apartments, 22 two-bedroom apartments, and 6 three-bedroom apartments, for a total of 52 residential units, with an average unit size of 802 square feet per unit. Approximately 6,084 square feet of commercial space is proposed. The project includes 72 parking spaces provided in a new 11,545 square foot basement parking garage, and 52 bike parking spaces. The project site is designated Office/High Density within the Priority Housing Overlay (37-63 du/ac).)

A. Sixth Concept Review. No final appealable decision will be made at this hearing. Project was last reviewed on June 27, 2018.

B. Acceptance of a Phase II Historic Structures/Sites Report, prepared by Alexandra C. Cole is requested. The report concluded that the project is in conformance with the Secretary of the Interior's Standards for Rehabilitation and will have no adverse impacts to the historic resources. Thus the project will have a less than significant impact (Class III).

(3:50PM) CONTINUED ITEM: CONCEPT REVIEW**5. 215 E VICTORIA ST**

Assessor's Parcel Number: 029-072-013
Zone: O-R
Application Number: PLN2018-00671
Owner: Gary James & Laury Jarvis Re Woods
Applicant: Bildsten Architecture & Planning

(This site is located in El Pueblo Viejo Landmark District. Proposal to demolish the existing 1,018 square foot garage and 45 square foot shed to construct a new two-unit apartment building on two levels with parking and open space at grade. The project will be developed under the Average Unit-Size Density Incentive Program with two one-bedroom units, and the existing five units to remain. The proposed density on this 12,977 square foot parcel is 24 units per acre on a parcel within the Office/High Residential (28-36 du/ac). Minor improvements are proposed at the three-unit building fronting Victoria Street, including replacing an existing deck, relocating the stair to the second level, and removing a side stair. Two orange trees adjacent to the proposed building will be removed, and new citrus proposed along the perimeter parking area of the driveway.)

Second Concept Review. No final appealable decision will be made at this hearing. Project was last reviewed on February 6, 2019.

(4:35PM) PROJECT DESIGN APPROVAL AND FINAL APPROVAL**6. 325 CHAPALA ST, 101 & 123 W GUTIERREZ ST, 324 DE LA VINA ST, (LOWER MISSION CREEK BETWEEN GUTIERREZ & U.S. 101)**

Assessor's Parcel Numbers: 037-245-003, 004, 015, & 018, ROW-002-035, ROW-002-099
Zone: C-G
Application Number: PLN2019-00070
Owner: Santa Barbara County Flood Control District

(Proposal for improvements to Reach 3, part of the Lower Mission Creek Flood Control Project, located between Highway 101 and the Gutierrez Street Bridge. The project includes the removal of concrete sloped embankment, concrete riprap, and non-native vegetation, and the construction of a new vertical concrete wall, natural channel banks with rock slope protection, and installation of native vegetation. Proposal to treat the new concrete channel wall with a faux sandstone form liner pattern to match the Gutierrez Street Bridge project, and install four foot high black ornamental railings on top of the channel wall to match the railing at the Chapala Street Bridge to the south.)

Project Design Approval and Final Approval are requested. Compliance with the Project Compatibility Analysis is required. Project was last reviewed on April 17, 2019.

(5:15PM) IN-PROGRESS REVIEW HEARING**7. 1111 E CABRILLO BLVD**

Assessor's Parcel Number: 017-352-004
Zone: HRC-1/SD-3
Application Number: PLN2018-00634
Owner: KHP IV Santa Barbara LLC
Applicant: Steve Fort, SEPPS
Architect: Andrulaitis + Mixon

(Proposal for improvements at the Hyatt Centric Santa Barbara. The original hotel building, Vista Mar Monte, is a designated Structure of Merit. Proposal involves reconfiguration of the existing parking with valet spaces to provide for hardscape and landscape improvements, including new green space between the Santa Maria and Santa Cruz buildings, and an outdoor space and wood trellis at the Santa Clara building lobby. Improvements to the Santa Clara building include removing a portion of the colonnade to reveal the original hotel entry, and providing outdoor patio areas connecting to the meeting room and restaurant.)

In-Progress Review. No final appealable decision will be made at this hearing. Project was last reviewed on May 15, 2019.

SEE SEPARATE AGENDA FOR CONSENT ITEMS